

**REGULAR MEETING
HOUSING COMMITTEE
NOVEMBER 7, 2006 – 2:00 P.M.
TRIBAL OFFICE BOARDROOM**

1. Call to Order & Roll Call: Chairman Theodore Warrington called the meeting to order at 2:13 p.m. Roll call was taken with a quorum present. Members present: Dave Corn, Kim Komanekin and Yvette Ducane. Members absent: Mary Escalante and Marlin Waupoose (excused). Also present: Annette Westphal, Melody Page, Joel Whitehorse, Jamie Loudbear-Wayka, Gerald Dick and Cheyenne Grignon.

2. Moment of Silence: A moment of silence was observed.

3. Approval of Minutes-September 12, 2006:

It was noted that all of the manager's reports were not received. Jamie Loudbear-Wayka explained that this is due to the timing of the financial reports coming back to the individual director's. It was also noted for the record that Olga Corn's report is for the prior month.

Motion made by Kim Komanekin to approve the minutes dated September 12, 2006. Second was by Dave Corn. All those in favor signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 2 absent (Escalante and Waupoose).

4. Housing Director's Monthly Report-August/September:

The security officer is having trouble obtaining the necessary paperwork from the Tribal Police Department due to the wording within the Memorandum of Agreement. Without the necessary paperwork, he can not process terminations on three (3) units with drug related issues.

The Low Rent Department staff has assisted with the issuing citations for junk cars located on housing lots.

The Committee would like to see some type of paperwork reflecting the high vacancies for the low rental homes. Housing staff informed the committee that they have 3-2 men crews working to get the units completed for the new tenants. This summer, there was a higher rate of vacancies and the maintenance crew's are trying to catch up on these.

Motion made by Yvette Ducane to approve the Housing Director's report for August and September 2006. Second was by Dave Corn. All those in favor signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 2 absent (Escalante and Waupoose).

5. Tax Credit Presentation-Internal Audit (including WRDC):

No action necessary as this was presented at the Wolf River Development Company meeting prior to this one.

6. Bosman Builders Request – Steve Bosman:

No action taken on this item.

7. Woodstove Removal Update:

The Maintenance Department had a crew go into each unit and inspect the woodstove and chimney. The site maps are ready but a narrative along with a dollar amount still needs to be prepared. Melody Page was just hired this week as the Maintenance Manager and she will have this report ready for presentation at next month's meeting.

Gerald Dick wanted to know when the chimneys in the South Branch Housing area are going to be completed. He informed the Committee that the maintenance crews were around this summer and he was told at that time that they would be returning to complete the repairs. No one has returned.

Annette Westphal informed the committee that the Wood Stove Ad Hoc committee has several reports for Ms. Page to use for data information. These will be forwarded to Ms. Page.

8. Mutual Help and Occupancy Agreement:

Wendy Warrington will have this document completed and ready for review and recommendations at next month's meeting. Mrs. Warrington has been informed that the MTL needs the strikeouts to show the changes needed to update this agreement.

9. Mortgage Lease Program and Promissory Note-Marlin/Jamie:

This information will be presented by the new Director.

10. Draft IHGB Monitoring Report – Informational:

The Draft monitoring report had two findings and one area of concern:

The Housing Department does not keep current Useful Life records for **each** individual housing unit. It was suggested to computerize these and have them available for review.

The Menominee Tribe's admission and hiring policy gives preference to a special category of non-Indians over Native Americans of other tribe's. In order to be in compliance to receive Native American Housing and Self-Determination Act (NAHASDA) funds, it was suggested to list the preferences as follows: 1)Enrolled Menominee, 2)Other Native Americans and 3) all others.

The Menominee Tribe has already complied with the admissions policy and is currently working on the hiring policies.

While the draft report shows these concerns, the review team complimented the Housing staff for keeping excellent files and will be recommending our system to other internal housing departments.

11. EXECUTIVE SESSION: Tenant Issues/Arrears Report:

Motion made by Kim Komanekin to go into Executive Session. Second was by Dave Corn. All those in favor signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 2 absent (Escalante and Waupoose).

Motion made by Yvette Ducane to come out of Executive Session. Second was by Kim Komanekin. All those in favor signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 2 absent (Escalante and Waupoose).

Motion made by Dave Corn for Tenant #-2 (on the Arrears Report) to take two (2) years to payback the arrears. Second was by Yvette Ducane. All those in favor signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 2 absent (Escalante and Waupoose).

12, Other Business:

The Committee felt that the meeting here today in the Tribal Office Boardroom was not working. When the Committee had a question on a certain subject, the answer was not readily available.

If the reason was that the meeting room was not accessible, this can be easily remedied by having the meetings in the great room.

Motion made by Kim Komanekin to recommend to the Legislature to allow the Housing Committee to meet at the Housing office for easier access to records and other pertinent information. Second was by Dave Corn. All those in favor signify by saying aye. Motion carried: 3 for, 0 opposed, 0 abstentions and 2 absent (Escalante and Waupoose).

12. Adjournment:

Motion made by Kim Komanekin/Yvette Ducane to adjourn the meeting.
Meeting adjourned at 3:30 p.m.

Respectfully submitted by,

Linda Peters, Recorder
Legislative Staff